



HUBBARDS DROVE
HILGAY PE38 0JZ

BROWN & CO



HUBBARDS DROVE, HILGAY PE38 0JZ

Stunning Rural Barn Conversion
Edge of Hilgay, Close to Norfolk Wildlife Trust Reserve
Substantial Dwelling Approximately 262m²
Four Bay Cart Lodge
Absolutely Stunning Interior Presentation
Five Bedrooms with Versatile Accommodation
Mainline Station Approx Four Miles (Ely, Cambridge & London)
Must be Viewed to Fully Appreciate



INTRODUCTION

Brown&Co offers a stunning, detached barn conversion, in a rural position in Hilgay, approximately four miles from Downham Market, a thriving market town with mainline station to Ely, Cambridge and London. The property is presented in a superb manner and first hand inspection is essential to appreciate everything the property and its location offer. Viewing is strictly by appointment only.

LOCATION

Hilgay is a thriving village located in Norfolk, England, offering a mix of historic buildings, picturesque waterway, and easy access to essential amenities and transport links. The village is situated just a few miles southwest of the bustling market town of Downham Market, which is home to the nearest mainline station to London, Ely & Cambridge. The village is situated on the River Wissey

and the Norfolk Wildlife Trust Reserve is located nearby, covering over 50 hectares of marshland and woodland and offering a range of trails and bird watching hides.

DESCRIPTION

The property was converted by the current owners who recall it was the peaceful, rural setting and surrounding wildlife is what attracted them to take on the project. The substantial barn complex was then painstakingly and skillfully converted and rebuilt into the fine dwelling that stands today. The property is situated at the end of Hubbards Drove along on a farm track. The accommodation comprises a U shaped barn complex which comprises the main barn, cart lodge parking and workshop. To the front of the property there is a driveway with ample parking and garden to the front of the property. At the rear of the property there is a garden, patio, and pond where the current

owner keeps a number of ducks. Inside, there is a reception hallway entrance, wc, two ground floor bedrooms and utility. A door leads to the main living accommodation which is a stunning open plan kitchen/breakfast room, a large sitting/dining room, hall, study and door to the cart lodge. The living accommodation features some stunning king post trusses as well as a beautiful bespoke kitchen with granite worktops. Upstairs, there are three further bedrooms taking the total to five and family bathroom; the master bedroom having dressing area and en-suite. Outside the workshop is useful for a property of this size, however we understood the original design included provision for an annex accommodation here and this could be explored by a new owner seeking such accommodation.



SERVICES & OTHER INFORMATION

Mains water, electric and private drainage. Oil fired central heating. None of these services or appliances have been tested by the agent.

Energy Performance Certificate - Rating C.

Council Tax - Band G.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey scale plans and HM Land Registry. All plans published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these particulars, schedule, plan or interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

VIEWING PROCEDURE

This property is occupied, Viewing is strictly by appointment with the selling agents.

HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



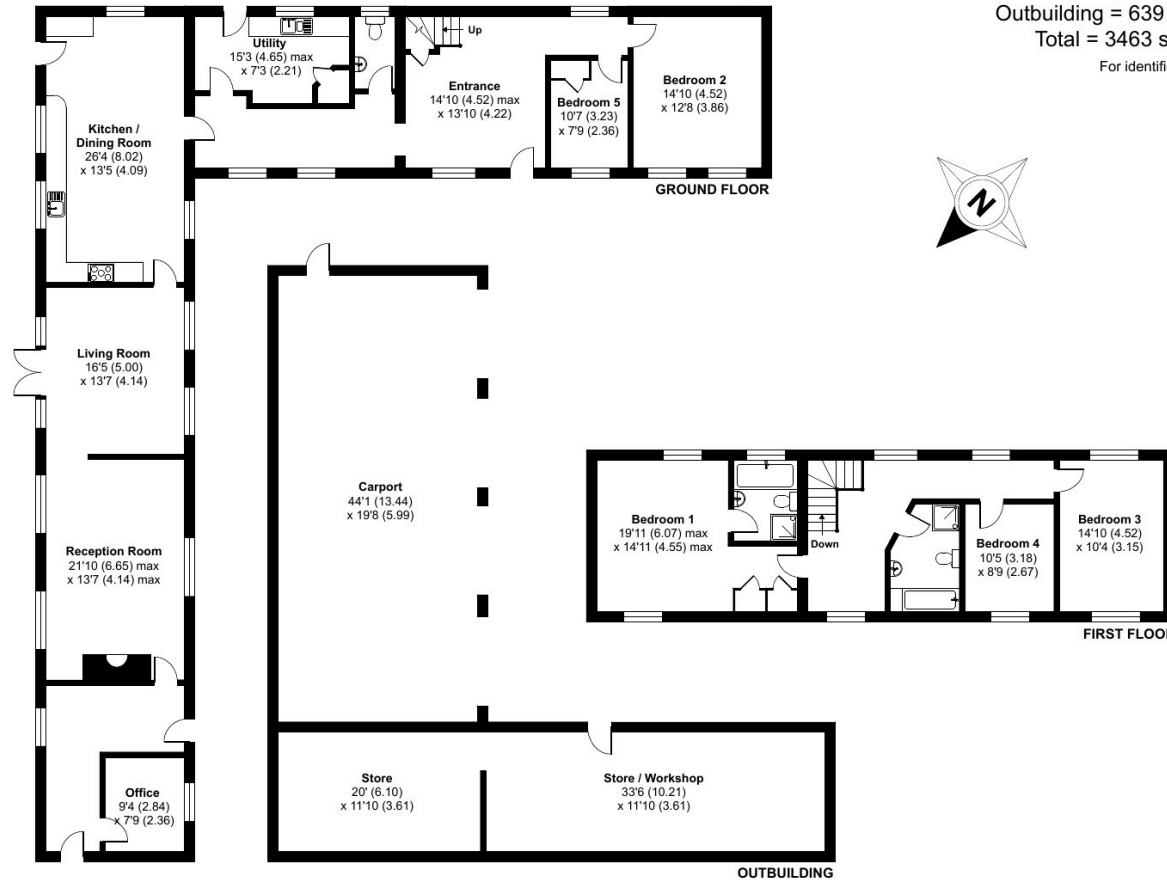
Hubbards Drive, Hilgay, Downham Market, PE38

Approximate Area = 2824 sq ft / 262.3 sq m (excludes carport)

Outbuilding = 639 sq ft / 59.4 sq m

Total = 3463 sq ft / 321.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Brown & Co. REF: 976458

IMPORTANT NOTICES

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